

PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
MINUTES
ROSE ROOM: CREEKMORE PARK COMMUNITY CENTER
February 12, 2019 – 5:30 P.M.

Before calling the meeting to order, Chairman Keesee asked everyone to stand for the Pledge of Allegiance. On roll call, the following Commissioners were present: Don Keesee, Richard Morris, Shane Laster, Kelly Wilson, Ret Taylor, Marshall Sharpe, Griffin Hanna and Bob Cooper. The following Commissioner was absent: Vicki Newton.

Chairman Keesee then called for a motion on the minutes from the January 10, 2019, meeting. Commissioner Sharpe moved, seconded by Commissioner Cooper, to approve the minutes as written.

Ms. Brenda Andrews spoke on the procedures.

Chairman Keesee called for a motion to move item 5 to item 1. Commissioner Taylor moved, seconded by Commissioner Hanna. The motion carried unanimously. Chairman Keesee announced the motion was approved.

5. Rezoning Application #3-2-19; A request by Carroll King, owner, for a zone change from not zoned to a Planned Zoning District (PZD) at 7704, 7708, and 7714 Fort Chaffee Boulevard.

Chairman Keesee introduced item 5. Chairman Keesee then called for a motion, Commissioner Taylor moved, seconded by Commissioner Laster, to table item 5 to allow the Fort Chaffee Redevelopment Authority additional time to resolve the conflict between the land use classification and the proposed industrial uses and also so the applicant can provide proper and complete notification of all surrounding property owners.

Carroll King was present to represent his application.

Nathan Mendenhall (315 N. 7th Street), attorney with Robertson, Beasley, Shipley & Robinson represented the surrounding property owners. He stated that his clients were opposed to the proposed PZD to allow warehousing. Mr. Mendenhall also requested that with the PZD pending, that Mr. King stop all construction and remodeling efforts until the matter is resolved.

Quentin Willard (7500 Fort Chaffee Boulevard) stated his opposition to the proposed use of the buildings as warehouses.

Chairman Keesee called for a vote on the motion to table the rezoning application. The vote was 6 in favor and 2 abstentions (Cooper and Morris).

1. Huntington Chase Commercial, Phase 2- Preliminary Plat- A request by Crafton Tull & Associates.

Chairman Keesee introduced item 1. Ms. Brenda Andrews read the staff report indicating approval of the preliminary plat would facilitate future commercial development. Ms. Andrews

stated that the property is located on Hutcheson Court and south of Zero Street. The site contains three lots with a total acreage of approximately nine acres.

Connor Threet was present to represent this application.

No one was present to speak in favor or opposition of this application.

Chairman Keesee called for a motion. Commissioner Wilson moved, seconded by Commissioner Sharpe, to approve the preliminary plat, subject to the following staff comments:

- The developer must agree to meet all franchise and City utility easement requirements.
- The preliminary and final plat must comply with the city's Subdivision Design and Improvement Standards Specifications for Public Works Construction.

There being no discussion. Chairman Keesee called for a vote on the motion to approve the preliminary plat with staff comments. The vote was 7 in favor and 1 abstention (Cooper).

Chairman Keesee announced the preliminary plat was approved.

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2. Variance #5-2-19; A request by Sarah Hopper, agent, for Harp's Food Stores, Inc. from UDO Section 27-601-14(B)(3) requirements for a 12' passing aisle for a drive-through window at 3401 South 74th Street.

Chairman Keesee introduced item 2. Ms. Maggie Rice read the staff report indicating approval of the variance would allow a drive-through window on the south side of the store for a pharmacy without a 12' passing aisle. Ms. Rice indicated that the applicant claims hardship because it is not feasible to build a drive-through with a passing aisle due to an elevation change in the site and that the requirement will prevent the construction of a curbed island that would provide better functionality of the proposed drive-through.

Sarah Hopper was present to represent this application.

Steve Sharum (1 Riverlyn Drive) spoke in favor of the application. No one was present to speak in opposition.

Chairman Keesee called for a motion on the variance. Commissioner Cooper moved, seconded by Commissioner Laster, to approve the variance, subject to the following staff comments:

- Construction must comply with the submitted development plan. Changes or amendments to the submitted development plan are permitted but limited to those described in Section 27-329-8 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.

There being no discussion. Chairman Keesee called for a vote on the motion to approve the variance with staff comments. The vote was 7 in favor and 1 opposed (Hanna). Chairman Keesee announced the variance was approved.

- 3. Variance #6-2-19; A request by Bobby Aldridge, P.E., agent, for Madelyn Catsavis Revocable Family Trust and George Catsavis, from UDO Section 27-602-3(B)(C) Perimeter Landscaping and Parking Lot Screening at 601 Garrison Avenue.**
- 4. Conditional Use #4-2-19; A request by Bobby Aldridge, P.E., agent, for Madelyn Catsavis Revocable Family Trust and George Catsavis, for a parking lot addition at 601 Garrison Avenue.**

Chairman Keesee introduced items 3 and 4. Ms. Brenda Andrews read the staff report indicating approval of the variance would allow the omission of parking lot screening on North 6th Street adjacent to a proposed parking lot addition. Ms. Andrews further stated that approval of the conditional use would allow for the expansion of an existing parking lot. The parking lot expansion would occur as a result of the future demolition of the former Broadway Grill Restaurant building. Ms. Andrews stated that on January 12, 2019, the Central Business Improvement District (CBID) reviewed the variance and companion conditional use applications. The plan reviewed by the CBID did not propose landscaping down the center of the entire parking lot nor did the plan provide details on the type of landscaping proposed. Ms. Andrews stated that after considerable discussion, the CBID recommended approval of the two applications provided the applicant adjust the landscaping to plant suitable trees (such as maple trees) along the center of the entire parking lot, extend the landscape buffer across the entire north property line, and provide suitable landscaping at the proposed new driveway.

Bobby Aldridge was present to represent these applications.

No one was present to speak in favor or opposition of these applications.

Chairman Keesee called for a motion on the variance. Commissioner Cooper moved, seconded by Commissioner Morris, to approve the variance.

There being no discussion. Chairman Keesee called for a vote on the motion to approve the variance. The vote was 8 in favor and 0 opposed. Chairman Keesee announced the variance was approved.

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- 4. Conditional Use #4-2-19; A request by Bobby Aldridge, P.E., agent, for Madelyn Catsavis Revocable Family Trust and George Catsavis, for a parking lot addition at 601 Garrison Avenue.**

Chairman Keesee called for a motion on the conditional use. Commissioner Taylor moved, seconded by Commissioner Cooper, to approve the conditional use, subject to the following staff comments:

- Construction must comply with the submitted development plan. Changes or amendments to the submitted development plan are permitted but limited to those described in Section 27-329-8 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.
- The landscaping shall be irrigated with an automatic irrigation system or the applicant shall supply the City with a maintenance plan.
- Specific plant species, quantity and sizes must be submitted to the Planning Department for approval prior to installation.
- Any future exterior lighting shall comply with the UDO Commercial and Outdoor Lighting regulations.
- If any signage is proposed, the applicant shall submit a sign permit application to the Planning Department for review and approval and in compliance with CBID signage regulations.

There being no discussion. Chairman Keesee called for a vote on the motion to approve the conditional use with staff comments. The vote was 8 in favor and 0 opposed. Chairman Keesee announced the conditional use was approved.

Chairman Keesee announced due to item 5 being moved to item 1, the Planning Commission would now move to item 6.

6. Conditional Use #5-2-19; A request by Tony Leraris, agent, for Sinclair Armstrong, for a Restaurant (with outdoor dining) at 4120 Rogers Avenue.

Chairman Keesee introduced item 6. Ms. Maggie Rice read the staff report indicating approval of the conditional use would allow for the remodel of an existing facility for a restaurant with 84 seats indoors and a deck with 30 seats for outdoor dining. Ms. Rice stated that a neighborhood meeting was held Monday, February 4, 2019, at 4120 Rogers Avenue (proposed new Joe's at Williamsburg Square). One surrounding property owner attended the meeting and had no objections.

Tony Leraris was present to represent this application.

No one was present to speak in favor or opposition of this application.

Chairman Keesee called for a motion on the conditional use. Commissioner Cooper moved, seconded by Commissioner Taylor, to approve the conditional use, subject to the following staff comments:

- Construction must comply with the submitted development plan. Changes or amendments to the submitted development plan are permitted but limited to those described in Section 27-329-8 of the UDO. Any changes greater than those described in this section will require Planning Commission approval.
- All lighting shall comply with the UDO Commercial and Outdoor Lighting Regulations.
- All signage shall be submitted for review and approval.

There being no discussion. Chairman Keesee called for a vote on the motion to approve the conditional use with staff comments. The vote was 8 in favor and 0 opposed. Chairman Keesee announced the conditional use was approved.

There being no further items, the meeting adjourned at approximately 6:05 p.m.